

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: WAUKON
Local Government Number: 03G015

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAUKON URBAN RENEWAL	03001	19
WAUKON REEL CORE URBAN RENEWAL	03004	1

TIF Debt Outstanding: 7,507,066

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	501,806	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	678,406
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	678,406

Rebate Expenditures:	117,374
Non-Rebate Expenditures:	898,630
Returned to County Treasurer:	0
Total Expenditures:	1,016,004

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	164,208	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 6,326,854**

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL
 UR Area Number: 03001
 UR Area Creation Date: 12/1990

To promote the welfare of city residents through economic development and blight removal, including the acquisition and development of commercial and industrial sites to create new jobs and tax base and the construction of public improvements.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEY SCH/WAUKON TIF INCREM	03053	03054	22,458,657
WAUKON CITY AG/ALLAMAKEY SCH/WAUKON TIF INCREM	03055	03056	0
WAUKON CITY/ALLAMAKEY SCH/WAUKON TIF AMENDMENT 1996 INCREM	03064	03065	0
WAUKON CITY AG/ALLAMAKEY SCH/WAUKON TIF AMENDMENT 1996 INCREM	03066	03067	0
WAUKON CITY/ALLAMAKEY SCH/WAUKON 1997 TIF AMEND INCREM	03068	03069	0
WAUKON CITY AG/ALLAMAKEY SCH/WAUKON TIF AMENDMENT 1997 INCREM	03070	03071	0
WAUKON CITY/ALLAMAKEY SCH/WAUKON UR AMENDMENT (1998) INCREM	03075	03074	0
WAUKON CITY/ALLAMAKEY SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	03076	03077	0
WAUKON CITY AG/ALLAMAKEY SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	03078	03079	0
WAUKON CITY/ALLAMAKEY SCHOOL//SE UR AREA 2006 ADDITION INCR	03093	03094	0
WAUKON CITY AG/ALLAMAKEY SCHOOL//SE UR AREA 2006 ADDITION INCR	03095	03096	0
WAUKON CITY/ALLAMAKEY SCHOOL/WAUKON AMEND 2008 TIF INCREM	03099	03100	0
WAUKON CITY AG/ALLAMAKEY SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM	03101	03102	0
WAUKON CITY/ALLAMAKEY SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	03103	03104	0
WAUKON CITY AG/ALLAMAKEY SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	03105	03106	0
WAUKON CITY/ALLAMAKEY SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM	03107	03108	0
WAUKON CITY AG/ALLAMAKEY SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM	03109	03110	0
WAUKON CITY/ALLAMAKEY SCH/WAUKON 11TH AMEND LIBRARY TIF INCREM	03111	03112	0
WAUKON CITY/ALLAMAKEY SCH/WAUKON 2012 ADD TO SE URB RENEW AREA TIF INCREM	03113	03114	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	267,400	41,341,200	33,479,420	1,455,100	0	-159,272	76,383,848	0	76,383,848
Taxable	160,264	21,835,008	33,479,420	1,455,100	0	-159,272	56,770,520	0	56,770,520
Homestead Credits									294

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

501,806

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 678,406

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 678,406

Rebate Expenditures:	117,374	
Non-Rebate Expenditures:	898,630	
Returned to County Treasurer:	0	
Total Expenditures:	1,016,004	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	164,208	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Projects For WAUKON URBAN RENEWAL

Wellness Center

Description:	Construct Wellness Center / Community Center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Gundersen Medical Clinic

Description:	Construct Medical Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

2011 9th St SW - Utilities

Description:	Refinanced Construction Utilities
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Sports Field Improvement

Description:	Construct sports complex
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

2011 DOT Maintenance Garage Project

Description:	Road access
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Econ Dev forgivable loan WW Homestead Dairy

Description:	Forgivable loan
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Fareway Store - 2

Description:	Additional Tax Rebate
Classification:	Commercial - retail

Physically Complete:	Yes
Payments Complete:	Yes

Innovative Ag - 1

Description:	Tax Rebate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Library Expansion Project -1

Description:	Expansion of Library - FYE 2013
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

West Side Development Project -1

Description:	Trailer Court clean-up / development - FYE 2013
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Legal Fees - FY 2013

Description:	TIF District Legal Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2013 Wellness Center Barrier

Description:	Install sound barrier wall Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

2013 DOT

Description:	Road Access
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2013 Sports Field Equipment

Description:	Equipment for Sports Field Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

2011 Sports Field

Description:	Purchase of land
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

C-Mart Property

Description:	Clean-up of property
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Legal Fees - FY 2014

Description:	TIF District Legal Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Fire Station

Description:	Construct new Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

2014 - Internal Loan - Attorney Fees

Description:	2014 Attorney Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2012 - Internal Loan - Kitchen Kraft

Description:	Site Preparation
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WAUKON URBAN RENEWAL

2006 G. O. Bonds - Wellness Ct

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,665,000
Interest:	803,617
Total:	3,468,617
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2026

2005 G. O. Bonds - Clinic

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,002,606
Interest:	0
Total:	1,002,606
Annual Appropriation?:	No
Date Incurred:	05/20/2005
FY of Last Payment:	2025

2011 G. O. Bonds / Utilities

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	925,000
Interest:	371,380
Total:	1,296,380
Annual Appropriation?:	No
Date Incurred:	06/06/2011
FY of Last Payment:	2031

2011 G. O. Bonds / Sports Complex

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	130,000
Interest:	23,200
Total:	153,200
Annual Appropriation?:	No
Date Incurred:	06/06/2011
FY of Last Payment:	2031

2011 Internal Loan - 2 DOT

Debt/Obligation Type:	Internal Loans
Principal:	4,750
Interest:	0
Total:	4,750
Annual Appropriation?:	No
Date Incurred:	01/03/2012
FY of Last Payment:	2014

2012 Internal Loan - 2 Kitchen Kraft

Debt/Obligation Type:	Internal Loans
Principal:	358
Interest:	0
Total:	358
Annual Appropriation?:	No
Date Incurred:	01/03/2012
FY of Last Payment:	2014

2012 Internal Loan - 3 WWHomestead

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	03/05/2012
FY of Last Payment:	2014

Fareway Tax Rebate - 2

Debt/Obligation Type:	Rebates
Principal:	9,550
Interest:	0
Total:	9,550
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2014

Innovative Ag Tax Rebate -1

Debt/Obligation Type:	Rebates
Principal:	107,824
Interest:	0
Total:	107,824
Annual Appropriation?:	No
Date Incurred:	06/14/2010
FY of Last Payment:	2022

2013 - Internal Loan - 1 Wellness Center Barrier

Debt/Obligation Type:	Internal Loans
Principal:	18,120
Interest:	0
Total:	18,120
Annual Appropriation?:	No
Date Incurred:	09/17/2012
FY of Last Payment:	2014

2013 - Internal Loan - 2 DOT

Debt/Obligation Type:	Internal Loans
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Principal:	10,090
Interest:	0
Total:	10,090
Annual Appropriation?:	No
Date Incurred:	06/17/2013
FY of Last Payment:	2014

2013 - Westside G.O. Anticipation Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	215,044
Interest:	4,557
Total:	219,601
Annual Appropriation?:	No
Date Incurred:	06/10/2013
FY of Last Payment:	2014

2013 - Internal Loan - 4 Library

Debt/Obligation Type:	Internal Loans
Principal:	315,150
Interest:	0
Total:	315,150
Annual Appropriation?:	No
Date Incurred:	10/01/2012
FY of Last Payment:	2014

2013- Internal Loan -5 Sports Field Equipment

Debt/Obligation Type:	Internal Loans
Principal:	20,170
Interest:	0
Total:	20,170
Annual Appropriation?:	No
Date Incurred:	06/17/2013
FY of Last Payment:	2014

2014 - Fire Station

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	750,000
Interest:	71,000
Total:	821,000
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2014 - C Mart

Debt/Obligation Type:	Internal Loans
Principal:	1,500
Interest:	0
Total:	1,500
Annual Appropriation?:	No

Date Incurred:	02/03/2014
FY of Last Payment:	2014

2014 - Internal Loan - Attorney Fees

Debt/Obligation Type:	Internal Loans
Principal:	8,150
Interest:	0
Total:	8,150
Annual Appropriation?:	No
Date Incurred:	06/16/2014
FY of Last Payment:	2014

Non-Rebates For WAUKON URBAN RENEWAL

TIF Expenditure Amount:	266,605
Tied To Debt:	2006 G. O. Bonds - Wellness Ct
Tied To Project:	Wellness Center

TIF Expenditure Amount:	13,045
Tied To Debt:	2011 G. O. Bonds / Sports Complex
Tied To Project:	Sports Field Improvement

TIF Expenditure Amount:	4,750
Tied To Debt:	2011 Internal Loan - 2 DOT
Tied To Project:	2011 DOT Maintenance Garage Project

TIF Expenditure Amount:	0
Tied To Debt:	2013- Internal Loan -5 Sports Field Equipment
Tied To Project:	2011 Sports Field

TIF Expenditure Amount:	0
Tied To Debt:	2014 - Fire Station
Tied To Project:	Fire Station

TIF Expenditure Amount:	219,600
Tied To Debt:	2013 - Westside G.O. Anticipation Note
Tied To Project:	West Side Development Project -1

TIF Expenditure Amount:	64,490
Tied To Debt:	2011 G. O. Bonds / Utilities
Tied To Project:	2011 9th St SW - Utilities

TIF Expenditure Amount:	1,500
Tied To Debt:	2014 - C Mart
Tied To Project:	C-Mart Property

TIF Expenditure Amount:	10,090
Tied To Debt:	2013 - Internal Loan - 2 DOT
Tied To Project:	2013 DOT

TIF Expenditure Amount:	0
Tied To Debt:	2014 - Internal Loan - Attorney Fees
Tied To Project:	Legal Fees - FY 2014

TIF Expenditure Amount:	358
Tied To Debt:	2012 Internal Loan - 2 Kitchen Kraft
Tied To Project:	2012 - Internal Loan - Kitchen Kraft

TIF Expenditure Amount:	241,922
Tied To Debt:	2013 - Internal Loan - 4 Library
Tied To Project:	Library Expansion Project -1
TIF Expenditure Amount:	50,000
Tied To Debt:	2012 Internal Loan - 3 WWHomestead
Tied To Project:	Econ Dev forgivable loan WW Homestead Dairy
TIF Expenditure Amount:	18,120
Tied To Debt:	2013 - Internal Loan - 1 Wellness Center Barrier
Tied To Project:	2013 Wellness Center Barrier
TIF Expenditure Amount:	8,150
Tied To Debt:	2014 - Internal Loan - Attorney Fees
Tied To Project:	2014 - Internal Loan - Attorney Fees

Rebates For WAUKON URBAN RENEWAL

777 11th Ave SW

TIF Expenditure Amount:	9,550
Rebate Paid To:	Fareway Stores Inc
Tied To Debt:	2005 G. O. Bonds - Clinic
Tied To Project:	2013 DOT
Projected Final FY of Rebate:	2014

Innovative Ag

TIF Expenditure Amount:	107,824
Rebate Paid To:	Innovative Ag
Tied To Debt:	Innovative Ag Tax Rebate -1
Tied To Project:	2013 Sports Field Equipment
Projected Final FY of Rebate:	2022

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 03054

TIF Taxing District Base Year:	1989	UR Designation	
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1990
		Economic Development	12/1990

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,744,800	14,654,700	1,155,000	0	-103,712	42,450,788	0	42,450,788
Taxable	0	14,125,696	14,654,700	1,155,000	0	-103,712	29,831,684	0	29,831,684
Homestead Credits									176

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,897,836	29,656,664	22,458,657	7,198,007	206,060

FY 2014 TIF Revenue Received: 678,406

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 03056

TIF Taxing District Base Year:	1989	UR Designation	
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1990
		Economic Development	12/1990

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	45,800	0	0	0	0	0	45,800	0	45,800
Taxable	27,450	0	0	0	0	0	27,450	0	27,450
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	36,846	8,954	0	8,954	185

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM
TIF Taxing District Inc. Number:	03065
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	252,400	5,540,100	179,600	0	-7,408	5,964,692	0	5,964,692
Taxable	0	133,311	5,540,100	179,600	0	-7,408	5,845,603	0	5,845,603
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	413,590	5,558,510	0	5,558,510	159,125

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM
TIF Taxing District Inc. Number:	03067
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	126,000	0	0	0	0	0	126,000	0	126,000
Taxable	75,517	0	0	0	0	0	75,517	0	75,517
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	93,900	32,100	0	32,100	663

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM
 TIF Taxing District Inc. Number: 03069
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,782,900	0	0	0	-1,852	1,781,048	0	1,781,048
Taxable	0	941,665	0	0	0	-1,852	939,813	0	939,813
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,852	939,813	0	939,813	26,904

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM
 TIF Taxing District Inc. Number: 03071
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	33,200	0	0	0	0	0	33,200	0	33,200
Taxable	19,898	0	0	0	0	0	19,898	0	19,898
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	24,690	8,510	0	8,510	176

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM
TIF Taxing District Inc. Number:	03074
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM
TIF Taxing District Inc. Number:	03077
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	106,800	0	0	0	106,800	0	106,800
Taxable	0	0	106,800	0	0	0	106,800	0	106,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	25,970	80,830	0	80,830	2,314

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA
AMEND 2001 INCREM	
TIF Taxing District Inc. Number:	03079
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	61,900	0	0	0	0	0	61,900	0	61,900
Taxable	37,099	0	0	0	0	0	37,099	0	37,099
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	44,580	17,320	0	17,320	358

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
TIF Taxing District Inc. Number:	03094
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,511,600	9,671,820	120,500	0	-44,448	22,259,472	0	22,259,472
Taxable	0	6,608,192	9,671,820	120,500	0	-44,448	16,356,064	0	16,356,064
Homestead Credits									110

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	19,690,348	2,613,572	0	2,613,572	74,820

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
TIF Taxing District Inc. Number:	03096
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,300	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM
TIF Taxing District Inc. Number:	03100
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	24,700	0	0	-1,852	22,848	0	22,848
Taxable	0	0	24,700	0	0	-1,852	22,848	0	22,848
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	25,000	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	03102
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2010

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	14,700	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	03104
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,481,300	0	0	0	3,481,300	0	3,481,300
Taxable	0	0	3,481,300	0	0	0	3,481,300	0	3,481,300
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	24,900	3,456,400	0	3,456,400	98,948

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	03106
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	03108
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	03110
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	500	0	0	0	0	0	500	0	500
Taxable	300	0	0	0	0	0	300	0	300
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	200	300	0	300	6

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARAY TIF INCREM
TIF Taxing District Inc. Number:	03112
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW
 AREA TIF INCREM
 TIF Taxing District Inc. Number: 03114
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	49,500	0	0	0	0	49,500	0	49,500
Taxable	0	26,144	0	0	0	0	26,144	0	26,144
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	49,500	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL
 UR Area Number: 03004
 UR Area Creation Date: 05/1993

UR Area Purpose: To promote the health, safety and general welfare of the residents of the City of Waukon through job creation and tax base development in Quandahl Industrial Park.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM	03057	03058	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	133,400	2,912,600	0	0	3,046,000	0	3,046,000
Taxable	0	0	133,400	2,912,600	0	0	3,046,000	0	3,046,000
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL (03004)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM
 TIF Taxing District Inc. Number: 03058

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	133,400	2,912,600	0	0	3,046,000	0	3,046,000
Taxable	0	0	133,400	2,912,600	0	0	3,046,000	0	3,046,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	406,100	2,639,900	0	2,639,900	75,573

FY 2014 TIF Revenue Received: 0